



Craigowen Park  
Holywood, BT18 0DN

Offers over £239,950



## Craigowen Park, Holywood

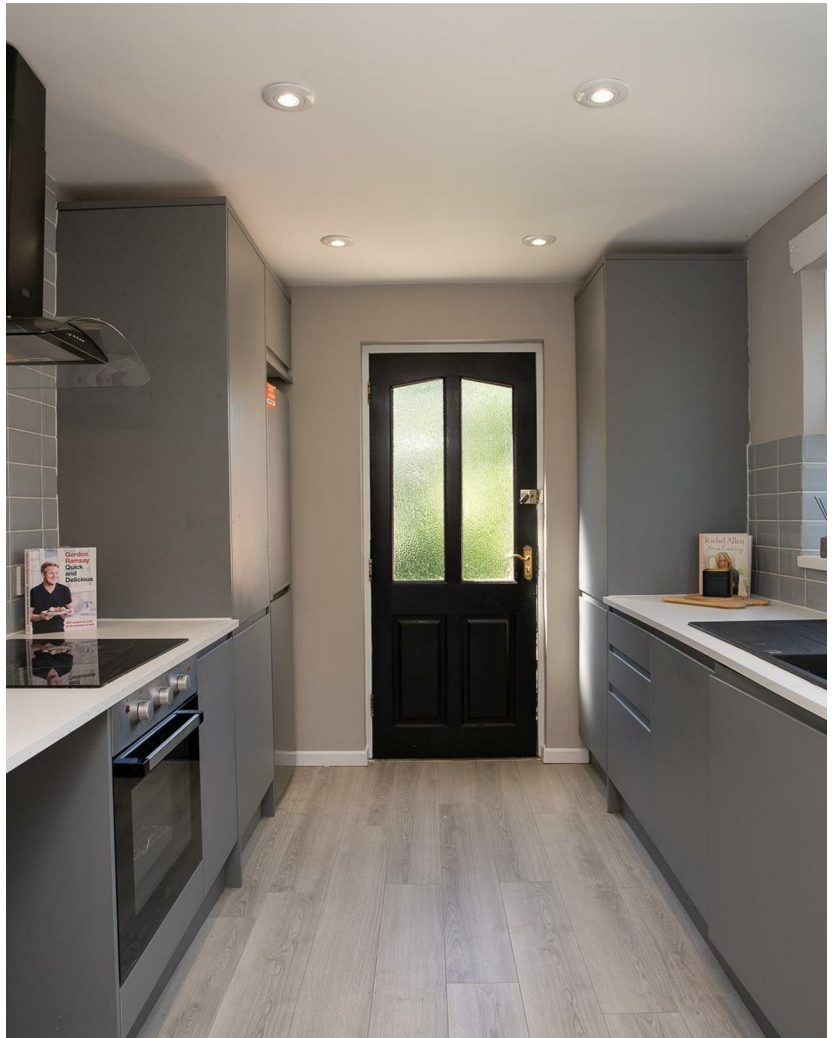
HMK Property is delighted to introduce No.3 Craigowen Park, Seahill to the sales market. This beautifully presented semi-detached property set in a quiet cul-de-sac in a highly sought after location for first time buyers, young professionals and families alike. On the ground floor there is a bright entrance hall leading into an open plan living/dining room with direct access by double patio uPVC doors onto the enclosed rear garden. The contemporary kitchen is situated at the back of the property with access onto the garden, and comprises of a wide range of high and low level units with integrated appliances to include 4 ring induction hob with extractor hood and under oven, integrated dishwasher and recess for fridge freezer. On the first floor there are three good sized bedrooms, two have useful built in storage cupboards. The family bathroom comprises of a modern white suite with separate corner shower and chrome heated towel radiator. Outside the property there is a separate garage with power and light, having been used for entertaining and office use in previous years. The rear garden is laid in lawn with a small patio area, it is completely enclosed making this perfect for those with young children and any pets needing to be kept safe. There is a driveway to the side of the property, big enough to fit two cars and a small front garden laid in lawn. To arrange a viewing of this beautiful home, contact HMK Property on 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

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## *The facts you need to know...*

- Beautifully presented semi-detached property
- Modern grey kitchen with integrated appliances
- White family bathroom with separate shower
- Detached garage with work area, light and electric
- Walking distance to Seahill Train Halt, Glenraig Integrated Primary, and the North Down Coastline
- Open plan living/dining room with direct access onto the rear garden
- Three excellent bedrooms, two with built in storage
- Gas fired central heating and double glazing throughout
- Driveway with parking for at least two cars and on street parking
- Will appeal to a range of potential purchasers.







## *The property comprises...*

### **GROUND FLOOR**

A bright entrance hall...

### **ENTRANCE HALL**

A bright, welcoming entrance hall leading to stairs

### **LIVING/DINING ROOM**

24'2" x 11'10"

A spacious living dining room with dual aspect uPVC glazed windows and patio doors leading to direct access to the rear garden, and an open fireplace with granite hearth.









## *The property comprises...*

### **KITCHEN/DINER**

12'0" x 8'2"

A bright contemporary kitchen with fitted high and low level units, single drainer sink unit with mixer taps, 4 ring induction hob with stainless steel extractor hood and under oven, integrated dishwasher, recess for fridge freezer, gas boiler, wood laminate flooring, partially tiled walls, and door to rear.

### **FIRST FLOOR**

Carpeted landing with shelved storage cupboard and access to roofspace.

### **MAIN BEDROOM**

11'6" x 7'8"

The master bedroom has a large uPVC window overlooking the back of the property with carpet, skirting and has the added benefit of a large storage cupboard.





## *The property comprises...*

### **BEDROOM TWO**

12'2" x 9'1"

The second bedroom has a uPVC window overlooking the front of the property, and storage cupboard.

### **BEDROOM THREE**

9'6" x 6'11"

An excellent size bedroom which can be used as a third bedroom, home office, or children's nursery.

### **BATHROOM W/C**

9'1" x 5'10"

An excellent family bathroom with low flush W/C, pedestal wash basin, panelled bath, corner shower, tiled floor, chrome heated towel radiator.

### **GARAGE**

A detached garage with power and light, has been previously used as an office space and entertaining area.

### **OUTSIDE**

To the rear of the property there is an enclosed, private garden with patio area and access through a side door to the work space at the back of the garage. The front of the property has a small garden laid in lawn and a driveway with off street parking for two cars along with on street parking.

Under the terms and conditions of the Estate Agency Act we are obliged to inform you that 3 Craigowen Park is owned by a relative of an employee in HMK Property.











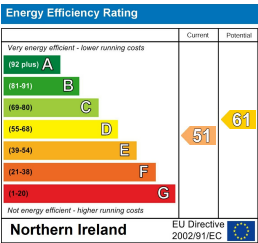


# Additional Information

No.3 Craighowen Park is conveniently located in the popular Seahill area, situated in a quiet cul-de-sac, popular with families, first time buyers, and professionals alike, close to Glencraig Integrated Primary and Rockport School. The North Down coastline is also on your doorstep along with fantastic transport links via bus and train only a stones throw away. Given the location of the property early viewing is advised.

Need to sell to buy? Contact Hannah Kennedy today on 02890397712 to arrange a free property valuation.

## ENERGY EFFICIENCY RATING



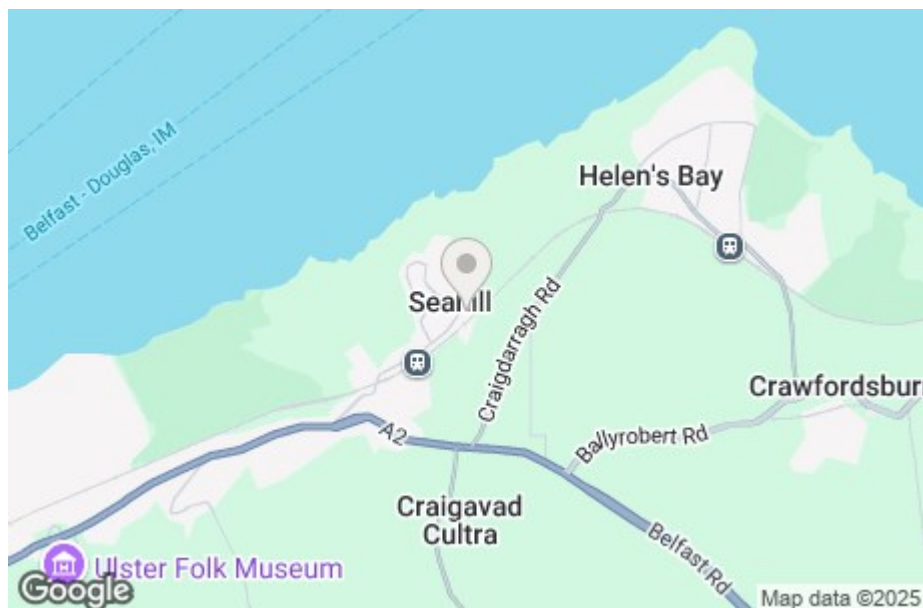
## VIEWING

By appointment with HMK Property



# Location

Travelling along the Bangor Rd from Belfast take a left at the traffic lights into Seahill, keep driving until you come to a fork in the Rd and then turn left, Craigowen Park is the last cul-de-sac on the right on Seahill Rd.



## HMK Property - Sales - Lettings - Management - Mortgages

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## Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

Contact HMK today for a free property valuation 02890397712



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### Ground Floor



### First Floor



Please Note: This floorplan is for illustration purposes only  
Plan produced using PlanUp.

**3 Craigowen Park, Holywood**